

# Fieldstone

## Community Development District

12051 Corporate Blvd., Orlando, FL 32817

Phone: 407-382-3256, Fax: 407-382-3254

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The regular meeting of the Board of Supervisors of the **Fieldstone** Community Development District is scheduled for **Wednesday, August 8, 2018 at 1:00 p.m.** at 8141 Lakewood Main Street, Suite 209, Bradenton, FL 34202. Following is the advance agenda for the meeting.

Call in Number: 1-877-864-6450

Code: 974058

### **BOARD OF SUPERVISORS' MEETING AGENDA**

- **Call to Order**
- **Roll Call**
- **Business Matters**
- **Public Comment Period**
  1. Consideration of the Minutes of the July 11, 2018 Board of Supervisors' Meeting
  2. Consideration of Joiner Architecture Proposal for Architectural Services
  3. Public Hearing on the Adoption of the District's Annual Budget
    - Public Comments and Testimony
    - Board Comments
    - Consideration of Resolution 2018-09, Adopting the Fiscal Year 2019 Budget and Appropriating Funds
  4. Consideration of Fiscal Year 2019 Developer Funding Agreement
  5. Consideration of Funding Request 2018-13 & 2018-14
  6. Review of District Financial Statements

### **Other Business**

- Staff Reports
  - Attorney
  - Engineer
  - Manager – Setting Fiscal Year 2019 Meeting Schedule – *The Second Wednesday of Every Month starting October 10, 2018 thru September 11, 2019 at 1:00 PM at 8141 Lakewood Main Street, Suite 209, Bradenton, FL 34202*
- Audience Comments and Supervisors Requests

### **Adjournment**

**FIELDSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the July 11, 2018  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

***FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING***

***Wednesday, July 11, 2018 at 1:10 p.m.  
8141 Lakewood Main Street, Suite 209  
Bradenton, Florida 34202***

Board Members present at roll call:

Pete Williams	Board Member	
Eddie Gaudette	Board Member	
Sandy Foster	Board Member	
Dale Weidemiller	Board Member	(via phone)

Also Present:

Vivian Carvalho	District Manager-Fishkind & Associates, Inc.	
Rob Engle	District Engineer-Stantec	
Jim Schier	Neal Communities	
Tom Panaseny	Neal Communities	
John Blakley	Public	
Ed Vogler	District Counsel- Vogler Ashton	(via phone)
Misty Taylor	Bryant, Miller, Olive	(via phone)

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order. The Board Members and staff in attendance are outlined above.

Ms. Carvalho noted that she received a letter of resignation from Ms. Pelsh who is resigning as of July 9, 2018 from the Fieldstone CDD Board of Supervisors. Ms. Carvalho requested a motion to accept her resignation.

On MOTION by Mr. Williams, seconded by Mr. Gaudette with all in favor, the Board accepted Ms. Pelsh's resignation.

This created a vacancy on the Board. Ms. Carvalho asked for a replacement for Seat 2.

On MOTION by Mr. Williams, seconded by Ms. Foster with all in favor, the Board appointed Mr. Blakley to the Board of Supervisors.

Ms. Carvalho administered the oath of office to Mr. Blakley. Ms. Carvalho asked Mr. Blakley if he would like to receive or waive compensation. Mr. Blakley chose to receive compensation.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
June 13, 2018 Board of  
Supervisors' Meeting**

The Board reviewed the minutes from the June 13, 2018 Board of Supervisors' meeting. There were no questions, comments, or corrections.

On MOTION by Mr. Williams, seconded by Ms. Foster, with all in favor, the Board approved the minutes of the June 13, 2018 Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Kimes  
Engineering Proposal**

Mr. Panaseny explained that this is a proposal from Kimes Engineering in Bradenton, Florida to design and permit the swimming pool at the Fieldstone Amenity. He noted that this involves site visit, drafting the pool plans, providing sign and sealed drawings for Health Department approval, as well as responding to requests for information from Contractors, reviewing shop drawings, and inspections. Mr. Panaseny recommended that the Board approve a not to exceed amount of \$8,000.00 for this task and this would allow the pool design and permitting to move forward. Mr. Williams stated that typically for Engineering Services someone would have had to have gone through a qualification process and he noted that this is not going to exceed the \$25,000.00 threshold.

On MOTION by Mr. Williams, seconded by Mr. Gaudette, with all in favor, the Board approved the Kimes Engineering proposal for a not to exceed amount of \$8,000.00 with an additional caveat that if there are additional Change Orders that it will never exceed the Statutory Limitation of \$25,000.00.

**FIFTH ORDER OF BUSINESS**

**Consideration of Stewart Washmuth & Co. Landscape Architect Proposal**

Mr. Panaseny presented the proposal to the Board. He explained that Stewart Washmuth & Co. does detailed reviews and recommendations based on Stantec's review.. He recommended that the Board approve the proposal for a not to exceed amount of \$10,000.00.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Washmuth & Co. Landscape Architect Proposal for a not to exceed amount of \$10,000.00 with an additional caveat that if there are additional Change Orders that it will never exceed the Statutory Limitation of \$25,000.00.

**SIXTH ORDER OF BUSINESS**

**Ratification of Funding Request 2018-12**

This has been reviewed and approved and needs ratified by the Board. Ms. Carvalho requested a motion to ratify Funding Requests 2018-12.

On MOTION by Mr. Williams, seconded by Mr. Gaudette, with all in favor, the Board ratified Funding Request 2018-12.

**SEVENTH ORDER OF BUSINESS**

**Statement of District's Financial Position**

The Board reviewed the monthly financial statements. No action is required by the Board.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel** – No Report

**District Engineer** – Mr. Engle presented Change Order # 5 to the Woodruff & Sons, Inc. contract for the construction of Fort Hamer Road extension Phase 1 in the amount of \$72,021.30. Mr. Blakey asked if the total contract stays the same. Mr. Engle responded that the contract price incorporating the change order goes up to \$6,391,515.10

On MOTION by Mr. Williams, seconded by Mr. Gaudette, with all in favor, the Board approved Change order # 5 from Woodruff & Sons, Inc. in the amount of \$72,021.30.

Mr. Engle stated that he has just advertised another construction project that is due to open at the beginning of August for Grand Reserve Phase 1 and the Amenity Center and Entry Road. He noted that it is currently out to bid and he will keep the Board updated on any further action on that. The Bids are due early August and at that meeting the Board would be in a position to have the District Engineer present the bids and make a recommendation for approval of a contractor.

**District Manager** – Ms. Carvalho noted that the next meeting is scheduled for August 8, 2018 which will be the public hearing on the proposed budget for Fieldstone.

**NINTH ORDER OF BUSINESS**

**Audience Comments and  
Supervisor Requests**

There were no audience comments or Supervisor requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There were no other questions or comments. Ms. Carvalho requested a motion to adjourn.

ON MOTION by Mr. Gaudette, seconded by Ms. Foster, with all in favor, the July 11, 2018 Meeting of the Board of Supervisor's Meeting for the Fieldstone Community Development District was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**FIELDSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

Joiner Architecture Proposal for Architectural  
Services





110 S. 12<sup>th</sup> STREET – TAMPA, FLORIDA 33602 C1: 813.447.0299 C2: 239.896.5123 E: CHRIS@JOINERARCHITECTURE.COM AA26002406

## PROPOSAL FOR LIMITED ARCHITECTURE SERVICES

July 23rd, 2018

### Between the Owner:

Neal Land Ventures  
5800 Lakewood Ranch Blvd. N  
Sarasota, FL 34240

Attn: Fieldstone CDD  
12051 Corporate Blvd  
Orlando, FL 32817

### And Architect:

Joiner Architecture, LLC

Re: North River Ranch Community

Dear Tom,

Thank you for considering our firm to provide limited Architecture services for projects in the North River Ranch Community.

## SCOPE OF SERVICES

### 1. Design Phase:

The design phase consists of the following sub-phases:

**Pre-Design (PD)** Develop a Project Scope of Work/Program that defines the major components of the project including approximate areas (sizes) and descriptions of each space. Architectural style and character of the exterior and interior will be reviewed based on imagery provided by the Owner.

**Schematic Design (SD)** Explore alternatives in design and construction, and establish the general arrangement of spaces, character, and overall appearance of the design. Prepare free-hand site plan, floor plan and elevation drawings.

### A. COMPENSATION FOR SERVICES and SCHEDULE OF PAYMENTS

Our Fee will be hourly not-to-exceed \$10,000. Any amounts due to the Architect and unpaid within thirty (30) days from the due date under this Letter Agreement shall bear interest from the date of invoice until paid in full at the rate of 1.5% per month.

B. ADDITIONAL SERVICES

Additional Services requested by you that are not within the Scope of this Project as described in this Letter Agreement will be charged at the following office hourly rates:

- Principal Architect: \$240.00
- Project Architect: \$180.00
- Sr. Project Manager \$160.00
- Project Manager: \$140.00
- Job Captain \$120.00
- Designer 1 \$95.00
- Draftspersons: \$90.00
- Administration: \$70.00

Additional Services include, but are not limited to:

1. Modifications/Additions/Changes to Approved Design

C. REIMBURSABLE EXPENSES

Reimbursable Expenses shall be invoiced monthly by the Architect as required at cost-plus 15%, or as otherwise indicated below:

1. Other reproduction costs, shipping and postage beyond that associated with the delivery of the Permit Documents; consultants not included in this Letter Agreement; submission for certifications/awards, etc.
2. Courier Services
3. Renderings and scale models requested by you or others that are not included as part of this Letter Agreement

D. OWNERSHIP OF DOCUMENTS

Drawings, specifications and other documents prepared by the Architect are instruments of the Architect's service and are for the Owner's use solely with respect to this Project. The Architect and Owner shall retain all common law, statutory and other reserved rights, including copyright.

E. OWNER'S RESPONSIBILITY

1. Legal description and certified land survey of the site, giving grades, location of existing buildings and improvements, dimensions, angles of property lines, and any setbacks, deed restrictions, or easements, if applicable. Also, the location of trees and full information concerning available services and utility lines above and below the ground and a soil investigative report from a licensed testing laboratory. The Architect shall rely upon the accuracy and completeness thereof.

If the foregoing items of this Letter Agreement are acceptable, please sign and date this Letter Agreement as indicated below.

JOINER ARCHITECTURE, LLC

By: \_\_\_\_\_  
Christopher J. Joiner, AIA date

ACCEPTED AND AGREED TO:

By: \_\_\_\_\_  
Fieldstone CDD date

**FIELDSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2018-09,  
Adopting the Fiscal Year 2019 Budget and  
Appropriating Funds

**RESOLUTION 2018-09**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the District's Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Fieldstone Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, on May 9, 2018, the Board adopted Resolution 2018-07, approving the Proposed Budget and set the public hearing thereon for August 8, 2018; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies, emergencies or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT;**

## **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018.
- c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Fieldstone Community Development District for the Fiscal Year Ending September 30, 2019", as adopted by the Board of Supervisors on August 8, 2018.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Fieldstone Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$\_\_\_\_\_ to be funded per the Developer Funding Agreement for Fiscal Year 2019, executed on August 8, 2018.

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 8<sup>th</sup> day of August, 2018.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
FIELDSTONE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A**  
 Fieldstone Community Development District  
 Adopted Fiscal Year 2019 Annual Operations & Maintenance Budget

**Adopted FY  
 2019 Budget**

**Revenues**

Developer Contributions	413,535.00
<b>Net Revenues</b>	<b><u>\$413,535.00</u></b>

**General & Administrative Expenses**

Supervisor Fees	12,000.00
Engineering Fees	25,000.00
District Counsel	25,000.00
Audit Fees	5,500.00
District Management Fees	15,000.00
Telephone	50.00
Postage	150.00
General Insurance	5,500.00
Copies	100.00
Legal Advertising	2,500.00
Office Supplies	100.00
Website	900.00
Dues, Licenses & Fees	175.00
Bank Fees	0.00
Assessment Administration	5,000.00
Miscellaneous Charges	5,000.00
Landscape- Maintenance and Materials	75,000.00
Landscape Improvements	50,000.00
Irrigation- Repair and Maintenance	15,000.00
Water- Reclaimed or otherwise	15,000.00
Streetlights- Repair and Maintenance	15,000.00
Stormwater Repair and Maintenance	15,000.00
Electric	30,000.00
Trustee Fees	5,000.00
Lake Maintenance	15,000.00
Arbitrage	1,200.00
Dissemination Fees	5,000.00
Amenity - Landscape	1,500.00
Equipment Lease	30,000.00
Equipment Repair and Maintenance	5,000.00
Pool Maintenance	5,000.00
Pool Monitoring / Staffing	8,000.00
Amenity - Water	360.00
Amenity - Electric	6,000.00
Access Control	5,000.00
Cleaning - Bathroom	2,500.00
Property Insurance	5,000.00
Lighting	2,000.00
<b>Total General &amp; Administrative Expenses</b>	<b><u>\$413,535.00</u></b>

**FIELDSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

Fiscal Year 2019 Developer Funding Agreement



Fieldstone Community Development District  
Fiscal Year 2018-2019 Funding Agreement

This Agreement is made and entered into this 8<sup>th</sup> day of August, 2018, by and between:

Fieldstone Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in the Manatee County, Florida (the "District"), and

NP Land Partners, LLC., a landowner in the District, whose mailing address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (the "Developer").

Recitals

WHEREAS, the District was established by Ordinance No. 15-16 of the Board of County Commissioners for Manatee County, Florida (hereinafter "County"), for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in Exhibit A, attached hereto and incorporated herein, (the "Property") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District has adopted its general fund budget for the Fiscal Year 2018-2019, which year commenced on October 1, 2018, and concludes on September 30, 2019; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as Exhibit B; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the 2018-2019 Fiscal Year budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in Exhibit B; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit B to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in Exhibit B; and

WHEREAS, Developer and District desire to secure such budget funding as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit B, as may be amended from time to time in the District's sole discretion, within thirty (30) days of written request by the District. Amendments to the District's 2018-2019 Fiscal Year budget as shown on Exhibit B adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. The District hereby finds that the activities, operations and services set forth in Exhibit B provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in Exhibit B provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in Exhibit B, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Sarasota County property appraiser.

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part, by the Developer only upon written consent of the District, which consent shall not be unreasonably withheld. The District may not assign its rights and benefits hereunder without the written consent of the Developer, which consent may be granted within the Developer's sole discretion.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

In witness whereof, the parties execute this agreement the day and year first written above.

[Signatures on Next Page]

Attest:

**Fieldstone Community  
Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**NP Land Partners, LLC.**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

Exhibit A     Property Description  
Exhibit B     Fiscal Year 2018-2019 General Fund Budget

**Exhibit A**

**Property Description**

## Fieldstone Community Development District

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1977.86'	28°09'21"	971.94'	962.19'	S22°01'42"W

**LEGAL DESCRIPTION** (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 17, 18, 19 and 20, Township 33 South, Range 19 East, Manatee County, Florida and as described as follows:

BEGIN at the southwest corner of the above mentioned Section 18 also being the northwest corner of the above mentioned Section 19; thence N.00°08'15"E., along the west line of said Section 18, a distance of 700.75 feet to a point of intersection with the north line of a 50-foot wide gas line easement as recorded in Official Records Book 1681, Page 225 of the Public Records in Manatee County, Florida (the following three calls being along said north line); (1) thence N.89°39'04"E., a distance of 2.97 feet; (2) thence S.89°30'19"E., a distance of 2,402.18 feet; (3) thence S.89°32'06"E., a distance of 674.93 feet; thence S.00°51'43"W., a distance of 54.26 feet to a point of intersection with the north line of a 50-foot wide gas line easement as recorded in Official Records Book 1681, Page 230 of said Public Records (the following four calls being along said north line); (1) thence S.89°39'17"E., a distance of 1,729.20 feet; (2) thence S.89°10'24"E., a distance of 187.95 feet; (3) thence S.89°53'47"E., a distance of 1,363.90 feet; (4) thence S.89°38'03"E., a distance of 559.61 feet to a point of intersection with the north line of a Florida Power & Light Company easement as recorded in Official Records Book 650, Page 592 and Book 669, Page 745 of said Public Records (the following two calls being along the north line of said Florida Power & Light Company easement); (1) thence N.89°17'06"E., a distance of 1,041.18 feet; (2) thence N.89°51'05"E., a distance of 808.88 feet to a point of intersection with the west line of a parcel as described in Official Records Book 1767, Page 4886 of said Public Records (the following three calls being along the west, south and east lines of said parcel); (1) thence S.00°16'21"W., a distance of 99.28 feet; (2) thence S.89°43'39"E., a distance of 60.00 feet; (3) thence N.00°16'21"E., a distance of 99.82 feet to a point of intersection with said north line of said Florida Power & Light Company easement; thence N.89°52'24"E., along said north line of said Florida Power & Light Company easement, a distance of 266.21 feet to a point of intersection with the northwest right-of-way of State Road 43 (US 301) according to Florida Department of Transportation Right-of-Way Map, Section 1302-203 (the following four calls being along said northwest right-of-way); (1) thence S.36°06'04"W., a distance of 472.47 feet; (2) thence S.36°04'54"W., a distance of 345.85 feet to the intersection of the south line of the above mentioned Section 17; (3) thence continue S.36°04'54"W., a distance of 570.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 28°09'21"; (4) thence southerly along the arc of said curve, a distance of 971.94 feet, said curve having a chord bearing and distance of S.22°01'42"W., 962.19 feet, to the end of said curve; thence N.89°26'34"W., along a line non-tangent with the previously described curve, a distance of 1,282.99 feet; thence S.00°06'08"E., a distance of 1,300.10 feet to a point of intersection with the north right-of-way of Moccasin Wallow Road according to Road Plat Book 4, Page 153 in said Public Records (the following five calls being along said north right-of-way); (1) thence N.88°54'18"W., a distance of 1,334.91 feet; (2) thence N.89°08'58"W., a distance of 2,271.84 feet; (3) thence N.89°07'49"W., a distance of 328.34 feet; (4) thence N.89°07'50"W., a distance of 2,693.55 feet; (5) thence N.88°01'42"W., a distance of 16.92 feet to a point of intersection with the west line of the above mentioned Section 19; thence N.00°08'36"E., along said west line of Section 19, a distance of 2,578.91 feet to the POINT OF BEGINNING.

Said tract containing 25,289,894 square feet or 580.5761 acres, more or less.

FOR: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

Dec 12, 2014 - 16:46:32

BCUNNINGHAM\A\2156\active\215611510\survey\drawing\215611510v-spk01.dwg

This is NOT a Survey.

SKETCH & DESCRIPTION OF FIELDSTONE CDD  
A 580.5761 ACRE TRACT OF LAND LOCATED IN  
SECTIONS 17, 18, 19, 20, TWSHP 33 S., RNG 19 E.,  
MANATEE COUNTY, FLORIDA



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-407-6900 • Fax 941-507-6910  
Certificate of Authorization #27013 • www.stantec.com  
Licensed Business Number 7286

TASK CODE: 450	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215611510v-spk01	PROJECT NO: 215611510	SHEET 4 OF 4	DRAWING INDEX NO: B215611510-001*	REV: A
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**Exhibit B**

**Fiscal Year 2018-2019 General Fund Budget**

**EXHIBIT A**  
 Fieldstone Community Development District  
 Adopted Fiscal Year 2019 Annual Operations & Maintenance Budget

Adopted FY  
 2019 Budget

**Revenues**

Developer Contributions	413,535.00
<b>Net Revenues</b>	<b><u>\$413,535.00</u></b>

**General & Administrative Expenses**

Supervisor Fees	12,000.00
Engineering Fees	25,000.00
District Counsel	25,000.00
Audit Fees	5,500.00
District Management Fees	15,000.00
Telephone	50.00
Postage	150.00
General Insurance	5,500.00
Copies	100.00
Legal Advertising	2,500.00
Office Supplies	100.00
Website	900.00
Dues, Licenses & Fees	175.00
Bank Fees	0.00
Assessment Administration	5,000.00
Miscellaneous Charges	5,000.00
Landscape- Maintenance and Materials	75,000.00
Landscape Improvements	50,000.00
Irrigation- Repair and Maintenance	15,000.00
Water- Reclaimed or otherwise	15,000.00
Streetlights- Repair and Maintenance	15,000.00
Stormwater Repair and Maintenance	15,000.00
Electric	30,000.00
Trustee Fees	5,000.00
Lake Maintenance	15,000.00
Arbitrage	1,200.00
Dissemination Fees	5,000.00
Amenity - Landscape	1,500.00
Equipment Lease	30,000.00
Equipment Repair and Maintenance	5,000.00
Pool Maintenance	5,000.00
Pool Monitoring / Staffing	8,000.00
Amenity - Water	360.00
Amenity - Electric	6,000.00
Access Control	5,000.00
Cleaning - Bathroom	2,500.00
Property Insurance	5,000.00
Lighting	2,000.00
<b>Total General &amp; Administrative Expenses</b>	<b><u>\$413,535.00</u></b>



**FIELDSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request 2018-13 & 2018-14

**FIELDSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 2018-13**  
7/3/2018

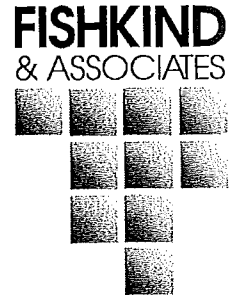
Item No.	Payee	Invoice No.	FY18 General Fund	Construction Fund
1	<b>Fishkind &amp; Associates, Inc</b> DM fees June 2018	22830	\$1,370.21	
2	<b>Stantec</b> SA 4- Fieldstone Community Development District Fieldstone CDD- General District Engineering	1365272 1365271		\$432.00 \$3,312.75
3	<b>Vogler Ashton</b> District Counsel May08- June19/2018	3511		\$4,288.50
<b>TOTAL</b>			<b>\$ 1,370.21</b>	<b>\$ 8,033.25</b>
				<b>\$ 9,403.46</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

Make check payable to:  
Fieldstone CDD  
c/o Fishkind Associates  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 382-3256

Fishkind & Associates, Inc.  
 12051 Corporate Blvd.  
 Orlando, FL 32817



*General Fund*

FieldstoneCDD  
 c/o Fishkind & Associates,  
 12051 Corporate Blvd  
 Orlando, FL 32817

## Invoice

Invoice #:	22830
6/13/2018	

File: FieldstoneCDD

FieldstoneCDD

Services:	Amount
District Management Fee: June 2018 - 001-051-3000-31-02	1,250.00
Website Fee 001-051-3000-49-11	75.00
UPS	28.77
Postage 001-051-3000-42-01	4.70
Conference Calls 001-051-3000-41-01	11.74
<p><i>CYMA</i></p> <p><i>7/3/2018</i></p> <p>RECEIVED JUN 18 2018</p>	

**Please include the invoice number on your remittance and submit to:**

**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
 Ph: 407-382-3256  
 Fax: 407-382-3254  
 www.fishkind.com

Balance Due

\$1,370.21

UPS No: 1Z1Y9R280192222867  
 Pickup Date 05/24/2018  
 Service Level Next Day Air  
 Weight 1 lb  
 Zone 102  
 Payer Shipper  
 Bill Reference: Fieldstone

Shipper  
 FISHKIND & ASSOCIATES  
 12051 CORPORATE BLVD  
 ORLANDO  
 FL 32817

Receiver  
 WOODRUFF & SONS INC  
 6450 31ST STREET EAST  
 BRADENTON  
 FL 34282  
 WOODRUFF & SONS INC

		1 count	
Freight		33.21	26.57
Fuel Surcharge		2.75	2.20
Total		35.96	28.77
Sub Total	Fieldstone	35.96	28.77

### Account Summary Report

Date Range: April 1, 2018 to April 30th, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

#### Meter Details

Location	Meter Name	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

#### Account Summary

Account	Sub Account	Pieces	Total Charged
Fieldstone CDD		10	\$4.700
<b>Grand Total</b>			<b>\$4.700</b>

BILLING REF# 1 BILLING REF# 2 BILLING REF# 3

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
5188863	PIONEER	04/16/2018	14079487908	11:35AM - 11:50AM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.09/MIN	1.35	0.33	4.25
5188863	TOMMOLA	04/17/2018	18504252311	10:55AM - 11:32AM	GLOBALMEET@ AUDIO	TOLL FREE	1	37	0.09/MIN	3.33	0.80	7.48
5188863	PULLER ROAD	04/17/2018	14079487908	11:02AM - 11:32AM	GLOBALMEET@ AUDIO	TOLL FREE	1	30	0.09/MIN	2.70	0.65	7.48
5188863	PULLER ROAD	04/20/2018	18504252362	10:55AM - 11:33AM	GLOBALMEET@ AUDIO	TOLL FREE	1	38	0.09/MIN	3.42	0.83	7.48
5188863	PULLER ROAD	04/20/2018	13867880820	10:59AM - 4:12PM	GLOBALMEET@ AUDIO	TOLL FREE	1	313	0.09/MIN	28.17	6.83	42.60
5188863	PULLER ROAD	04/20/2018	13823311976	11:03AM - 11:33AM	GLOBALMEET@ AUDIO	TOLL FREE	1	30	0.09/MIN	2.70	0.65	7.48
5188863	PULLER ROAD	04/26/2018	14073823256	11:00AM - 11:29AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	7.48
5188863	PULLER ROAD	04/26/2018	17862702433	11:09AM - 11:29AM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.09/MIN	1.80	0.44	5.48
5188863	PULLER ROAD	04/30/2018		7:59PM	MEET PLUS - MONTHLY		1	1	29.00/EACH	29.00	0.00	29.00

TOTAL PRE-TAX 152.48 TOTAL USE/OTHER 29.90 TOTAL STATE TAX/OTHER 0.00 TOTAL MODERATOR CHARGES USD\$182.38

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
5188863	PIONEER	04/02/2018	9443209093	10:54AM - 11:14AM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.09/MIN	1.80	0.44	2.24
5188863	PIONEER	04/02/2018	19435599000	11:02AM - 11:05AM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
5188863	NIA	04/02/2018	19413599000	11:03AM - 11:14AM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.24	1.23
5188863	NIA	04/02/2018	9443209093	11:16AM - 11:19AM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
5188863	BLOOM	04/05/2018	19045955599	10:51AM - 12:16PM	GLOBALMEET@ AUDIO	TOLL FREE	1	85	0.09/MIN	7.65	1.86	9.51
5188863	BLOOM	04/05/2018	19042810800	10:56AM - 1:04PM	GLOBALMEET@ AUDIO	TOLL FREE	1	128	0.09/MIN	11.52	2.79	14.31
5188863	VILLAGES AT WESTPORT	04/05/2018	4437993160	11:24AM - 11:45AM	GLOBALMEET@ AUDIO	TOLL FREE	1	21	0.09/MIN	1.89	0.45	2.34
5188863	VILLAGES AT WESTPORT	04/05/2018	1837633589	11:46AM - 1:03PM	GLOBALMEET@ AUDIO	TOLL FREE	1	77	0.09/MIN	6.93	1.68	8.61
5188863	VILLAGES AT WESTPORT	04/05/2018	16613057020	11:48AM - 1:03PM	GLOBALMEET@ AUDIO	TOLL FREE	1	75	0.09/MIN	6.75	1.63	8.38
5188863	VILLAGES AT WESTPORT	04/05/2018	9047666355	11:50AM - 1:04PM	GLOBALMEET@ AUDIO	TOLL FREE	1	74	0.09/MIN	6.66	1.62	8.28
5188863	VILLAGES AT WESTPORT	04/05/2018	9438009948	1:42PM - 1:52PM	GLOBALMEET@ AUDIO	TOLL FREE	1	10	0.09/MIN	0.90	0.21	1.11
5188863	VILLAGES AT WESTPORT	04/10/2018	18502227500	10:55AM - 11:20AM	GLOBALMEET@ AUDIO	TOLL FREE	1	25	0.09/MIN	2.25	0.54	2.79
5188863	VILLAGES AT WESTPORT	04/10/2018	1941377066	10:56AM - 11:22AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.57	2.91
5188863	VILLAGES AT WESTPORT	04/11/2018	19413797534	12:26PM - 12:46PM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.09/MIN	1.80	0.44	2.24
5188863	VILLAGES AT WESTPORT	04/11/2018	19413043400	12:27PM - 12:44PM	GLOBALMEET@ AUDIO	TOLL FREE	1	17	0.09/MIN	1.53	0.38	1.91
5188863	VILLAGES AT WESTPORT	04/11/2018	14079487908	12:28PM - 12:31PM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
5188863	VILLAGES AT WESTPORT	04/11/2018	14079487908	12:28PM - 12:46PM	GLOBALMEET@ AUDIO	TOLL FREE	1	18	0.09/MIN	1.62	0.39	2.01
5188863	VILLAGES AT WESTPORT	04/11/2018	17272819580	12:52PM - 1:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	31	0.09/MIN	2.79	0.68	3.47
5188863	VILLAGES AT WESTPORT	04/11/2018	19413043400	12:58PM - 1:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.57	2.91
5188863	VILLAGES AT WESTPORT	04/11/2018	1947488080	1:00PM - 1:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	25	0.09/MIN	2.25	0.54	2.79
5188863	VILLAGES AT WESTPORT	04/11/2018	14079487908	11:27AM - 11:40AM	GLOBALMEET@ AUDIO	TOLL FREE	1	13	0.09/MIN	1.17	0.29	1.46
5188863	VILLAGES AT WESTPORT	04/12/2018	19047531942	11:28AM - 11:59AM	GLOBALMEET@ AUDIO	TOLL FREE	1	31	0.09/MIN	2.79	0.68	3.47
5188863	VILLAGES AT WESTPORT	04/12/2018	1904491748	11:31AM - 11:59AM	GLOBALMEET@ AUDIO	TOLL FREE	1	28	0.09/MIN	2.52	0.61	3.13
5188863	VILLAGES AT WESTPORT	04/12/2018	13867880820	11:36AM - 11:59AM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.50	2.57
5188863	VILLAGES AT WESTPORT	04/12/2018	19047531942	11:38AM - 11:59AM	GLOBALMEET@ AUDIO	TOLL FREE	1	21	0.09/MIN	1.89	0.45	2.34
5188863	VILLAGES AT WESTPORT	04/16/2018	18502227500	11:27AM - 11:50AM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.50	2.57



INVOICE

Invoice Number 1365272  
Invoice Date June 4, 2018  
Customer Number 118825  
Project Number 215613720

CF

**Bill To**

Fieldstone Community Development District  
Jill Cupps-Burns  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando FL 32817  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** SA 4 - Fieldstone Community Development District - District Engineering Services for Engineer's Report

**Stantec Project Manager:** Engel, Rob  
**Stantec Office Location:** Sarasota Professional Pkwy FL  
**Authorization Amount:** \$10,000.00  
**Authorization Previously Billed:** \$4,015.25  
**Authorization Billed to Date:** \$4,447.25  
**Current Invoice Due:** \$432.00  
**For Period Ending:** May 25, 2018

---

Please contact Terri Santiago if you have any questions concerning this invoice.  
Phone: (239) 939-1020 Fax: (239) 939-3412 E-mail: [Terri.Santiago@stantec.com](mailto:Terri.Santiago@stantec.com)  
\*\*\*PLEASE INCLUDE INVOICE# WITH PAYMENT \*\*\*  
Thank you.

INVOICE

Invoice Number  
Project Number

1365272  
215613720

---

**Top Task 210**                      **Engineer's Report**

Professional Services

Category/Employee	Hours	Rate	Current Amount
Engel, Robert A (Rob)	2.00	216.00	432.00
	<u>2.00</u>		<u>432.00</u>
<b>Professional Services Subtotal</b>	<u>2.00</u>		<u>432.00</u>

---

**Top Task 210 Total** **432.00**

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Total Fees & Disbursements \$432.00

**INVOICE TOTAL (USD)** \$432.00

Ceyma  
7/3/2018  
300-051-3000-31-04





INVOICE

Invoice Number 1365271  
Invoice Date June 4, 2018  
Customer Number 118825  
Project Number 215613718

**Bill To**

Fieldstone Community Development District  
Jill Cupps-Burns  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando FL 32817  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Fieldstone CDD - General District Engineering Services

**Stantec Project Manager:** Engel, Rob  
**Stantec Office Location:** Sarasota Professional Pkwy FL  
**Authorization Amount:** \$30,000.00  
**Authorization Previously Billed:** \$26,529.81  
**Authorization Billed to Date:** \$29,842.56  
**Current Invoice Due:** \$3,312.75  
**For Period Ending:** May 25, 2018

---

Please contact Terri Santiago if you have any questions concerning this invoice.  
Phone: (239) 939-1020 Fax: (239) 939-3412 E-mail: [Terri.Santiago@stantec.com](mailto:Terri.Santiago@stantec.com)  
\*\*\*PLEASE INCLUDE INVOICE# WITH PAYMENT \*\*\*  
Thank you.

Due on Receipt

INVOICE

Invoice Number  
Project Number

1365271  
215613718

**Top Task 220                    General Engineering Services FY 2018**

Professional Services

Category/Employee	Hours	Rate	Current Amount
Engel, Robert A (Rob)	12.00	216.00	2,592.00
	<u>12.00</u>		<u>2,592.00</u>
Kennedy, Lauren Tyree	3.75	83.00	311.25
	<u>3.75</u>		<u>311.25</u>
Vega, Joyce A	3.50	117.00	409.50
	<u>3.50</u>		<u>409.50</u>
<b>Professional Services Subtotal</b>	<u>19.25</u>		<u>3,312.75</u>

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**Top Task 220 Total** **3,312.75**

---

Total Fees & Disbursements \$3,312.75

**INVOICE TOTAL (USD)** 3,312.75

300-051 = 3000-31-04

anna  
7/3/2018

Vogler Ashton, PLLC  
 705 10th Avenue West, Ste. 103  
 Palmetto, Florida 34221  
 Phone: 941-304-3400

Fieldstone CDD  
 5800 Lakewood Ranch Blvd.  
 Sarasota FL 34240  
 US

Page: 1  
 06/19/2018  
 Account No: 1-36006  
 Statement No: 3511

Attn: Patrick K. Neal

District Counsel

*For Legal Services Rendered May 1, 2018, Through May 31, 2018. PLEASE NOTE OUR  
 NEW ADDRESS.*

	Previous Balance			\$8,219.50
		<u>Fees</u>		
			Hours	
05/08/2018	KA Review agenda		0.30	115.50
05/14/2018	EV Telephone conference with E. Bullet; Review financing status and structure; Telephone conference with H. Fishkind		0.60	246.00
05/21/2018	KA Review e-mail and documents from E. Bullet; Review Developer request to consider expansion of CDD boundaries to Morgan Glen		0.40	154.00
	For Current Services Rendered		1.30	515.50
		Recapitulation		
	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
	Edward Vogler II	0.60	\$410.00	\$246.00
	Kimberly Ashton	0.70	385.00	269.50
	Total Current Work			515.50
		<u>Payments</u>		
06/19/2018	Payment			-3,931.00
	Balance Due			<u>\$4,804.00</u>

Fieldstone CDD

District Counsel

Page: 2  
06/19/2018

Account No: 1-36006  
Statement No: 3511

<u>Stmt Date</u>	<u>Stmt #</u>	Aged Due Amounts	<u>Billed</u>	<u>Due</u>
05/16/2018	3412		4288.50	4288.50
				<u>4288.50</u>

Cuma 7/3/2018

001-051-3000-31-08

**Payments Due Upon Receipt Please**

**FIELDSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 2018-14**  
7/1/2018

Item No.	Payee	Invoice No.	FY18 General Fund	Construction Fund
1	<b>Carr Riggs &amp; Ingram</b> Final audit FY 2017	16493766	\$ 1,000.00	
		<b>TOTAL</b>	<b>\$ 1,000.00</b>	<b>\$ -</b>
				<b>\$ 1,000.00</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

Make check payable to:  
Fieldstone CDD  
c/o Fishkind Associates  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 382-3256

**FIELDSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

**Fieldstone Community Development District**  
Statement of Activities (YTD) (Columnar, By SubType Landscape)  
As of 3/31/2018

	General Fund	Debt Service Fund	Construction Fund	- Not Defined	Total
<b>Revenues</b>					
Developer Contributions	\$15,440.92				\$15,440.92
Inter-Fund Transfers In	(104,376.25)				(104,376.25)
Developer Contributions			\$804,545.27		804,545.27
Developer Advance			424,801.66		424,801.66
Other Income & Other Financing Sources			469,439.54		469,439.54
Inter-Fund Transfers In			104,376.25		104,376.25
<b>Total Revenues</b>	<b>(\$88,935.33)</b>	<b>\$0.00</b>	<b>\$1,803,162.72</b>	<b>\$0.00</b>	<b>\$1,714,227.39</b>
<b>Expenses</b>					
Supervisor Fees	\$1,400.00				\$1,400.00
District Management	6,250.00				6,250.00
Engineering	11,367.50				11,367.50
District Counsel	3,414.50				3,414.50
Audit	2,000.00				2,000.00
Telephone	19.41				19.41
Postage & Shipping	69.31				69.31
Legal Advertising	255.00				255.00
Web Site Maintenance	375.00				375.00
Dues, Licenses, and Fees	175.00				175.00
Engineering			\$96,240.51		96,240.51
District Counsel			4,873.50		4,873.50
Contingency			351,596.96		351,596.96
Landscaping Maintenance & Material			2,231.30		2,231.30
Capital Expenditures			2,558,781.38		2,558,781.38
<b>Total Expenses</b>	<b>\$25,325.72</b>	<b>\$0.00</b>	<b>\$3,013,723.65</b>	<b>\$0.00</b>	<b>\$3,039,049.37</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$5.92				\$5.92
Total Other Revenues (Expenses) & Gains (Losses)	\$5.92	\$0.00	\$0.00	\$0.00	\$5.92
<b>Change in Net Assets</b>	<b>(\$114,255.13)</b>	<b>\$0.00</b>	<b>(\$1,210,560.93)</b>	<b>\$0.00</b>	<b>(\$1,324,816.06)</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$119,948.56</b>	<b>\$0.00</b>	<b>(\$118,655.25)</b>	<b>\$0.00</b>	<b>\$1,293.31</b>
<b>Net Assets At End Of Year</b>	<b>\$5,693.43</b>	<b>\$0.00</b>	<b>(\$1,329,216.18)</b>	<b>\$0.00</b>	<b>(\$1,323,522.75)</b>

**Fieldstone Community Development District**  
Statement of Financial Position  
(Columnar Landscape)  
As of 3/31/2018

	General Fund	Debt Service Fund	Construction Fund	- Not Defined	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$1,299.23				\$1,299.23
Accounts Receivable - Due from Developer	8,895.21				8,895.21
Accounts Receivable - Due from Developer			\$26,457.52		26,457.52
Total Current Assets	\$10,194.44	\$0.00	\$26,457.52	\$0.00	\$36,651.96
<u>Total Assets</u>	<u>\$10,194.44</u>	<u>\$0.00</u>	<u>\$26,457.52</u>	<u>\$0.00</u>	<u>\$36,651.96</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$4,501.01				\$4,501.01
Retainage Payable			\$8,797.90		8,797.90
Accounts Payable			1,175,941.87		1,175,941.87
Retainage Payable			170,933.93		170,933.93
Total Current Liabilities	\$4,501.01	\$0.00	\$1,355,673.70	\$0.00	\$1,360,174.71
<u>Total Liabilities</u>	<u>\$4,501.01</u>	<u>\$0.00</u>	<u>\$1,355,673.70</u>	<u>\$0.00</u>	<u>\$1,360,174.71</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$118,655.25				\$118,655.25
Current Year Net Assets, Unrestricted	(104,376.25)				(104,376.25)
Net Assets - General Government	1,293.31				1,293.31
Current Year Net Assets - General Government	(9,878.88)				(9,878.88)
Net Assets, Unrestricted			(\$118,655.25)		(118,655.25)
Current Year Net Assets, Unrestricted			(1,210,560.93)		(1,210,560.93)
<u>Total Net Assets</u>	<u>\$5,693.43</u>	<u>\$0.00</u>	<u>(\$1,329,216.18)</u>	<u>\$0.00</u>	<u>(\$1,323,522.75)</u>



Fieldstone Community Development District  
Statement of Financial Position  
(Columnar Landscape)  
As of 3/31/2018

General Fund	Debt Service Fund	Construction Fund	- Not Defined	Total
<u>\$10,194.44</u>	<u>\$0.00</u>	<u>\$26,457.52</u>	<u>\$0.00</u>	<u>\$36,651.96</u>

Total Liabilities and Net Assets

**Fieldstone Community Development District**  
 Budget to Actual  
 For the Month Ending 3/31/2018

	Year To Date			FY2018 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
Developer Contributions	\$ 15,440.92	\$ 209,087.52	\$ (193,646.60)	\$ 418,175.00
<b>Net Revenues</b>	<b>\$ 15,440.92</b>	<b>\$ 209,087.52</b>	<b>\$ (193,646.60)</b>	<b>\$ 418,175.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 1,400.00	\$ 6,000.00	\$ (4,600.00)	\$ 12,000.00
Trustee Services	-	2,500.02	(2,500.02)	5,000.00
District Management	6,250.00	7,500.00	(1,250.00)	15,000.00
Engineering	11,367.50	12,499.98	(1,132.48)	25,000.00
Dissemination Agent	-	2,500.02	(2,500.02)	5,000.00
District Counsel	3,414.50	12,499.98	(9,085.48)	25,000.00
Assessment Administration	-	2,500.02	(2,500.02)	5,000.00
Audit	2,000.00	2,749.98	(749.98)	5,500.00
Arbitrage Calculation	-	600.00	(600.00)	1,200.00
Telephone	19.41	25.02	(5.61)	50.00
Postage & Shipping	69.31	75.00	(5.69)	150.00
Copies	-	49.98	(49.98)	100.00
Legal Advertising	255.00	1,249.98	(994.98)	2,500.00
Miscellaneous	-	2,500.02	(2,500.02)	5,000.00
Office Supplies	-	49.98	(49.98)	100.00
Web Site Maintenance	375.00	450.00	(75.00)	900.00
Dues, Licenses, and Fees	175.00	175.00	-	175.00
Electric	-	15,000.00	(15,000.00)	30,000.00
Stormwater Repair and Maintenance	-	7,500.00	(7,500.00)	15,000.00
Water	-	7,500.00	(7,500.00)	15,000.00
General Insurance	-	2,749.98	(2,749.98)	5,500.00
Irrigation- Repair and Maintenance	-	7,500.00	(7,500.00)	15,000.00
Lake Maintenance	-	7,500.00	(7,500.00)	15,000.00
Landscaping Maintenance & Material	-	75,000.00	(75,000.00)	150,000.00
Landscape Improvements	-	25,000.02	(25,000.02)	50,000.00
Streetlights-Repair and Maintenance	-	7,500.00	(7,500.00)	15,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 25,325.72</b>	<b>\$ 209,174.98</b>	<b>\$ (183,849.26)</b>	<b>\$ 418,175.00</b>
<b>Total Expenses</b>	<b>\$ 25,325.72</b>	<b>\$ 209,174.98</b>	<b>\$ (183,849.26)</b>	<b>\$ 418,175.00</b>
<b>Income (Loss) from Operations</b>	<b>\$ (9,884.80)</b>	<b>\$ (87.46)</b>	<b>\$ (9,797.34)</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 5.92	\$ -	\$ 1.01	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ 5.92</b>	<b>\$ -</b>	<b>\$ 1.01</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ (9,878.88)</b>	<b>\$ (87.46)</b>	<b>\$ (9,796.33)</b>	<b>\$ -</b>